

APPENDIX C

Proposed changes to the Otay Ranch Resource Management Plan (RMP), Phase II, Section II.B

County of San Diego GPA 06-012

B. Preserve Conveyance ~~Plan~~Obligation

[A plan for the orderly conveyance of dedicated parcels of land to the Preserve ("Conveyance Plan") was developed and adopted by the City and County in accordance with the policies, standards and guidelines set forth in the RMP and the Phase 2 RMP. Appendix A to the RMP describes in detail the manner in which the Conveyance Plan was implemented and has succeeded in assuring the orderly dedication of the Preserve. With dedication of the majority of the Preserve lands identified in the Conveyance Plan now assured, the RMP and Section II.B "Preserve Conveyance Plan" of the Phase 2 RMP have been amended to eliminate the Conveyance Plan and allow for the orderly conveyance of the balance of the Preserve. Accordingly, certain provisions of this Section II.B. of the Phase 2 RMP dealing with the Conveyance Plan are no longer applicable and are shown herein as being deleted. However, the underlying obligation to convey Preserve land in conjunction with the development of land within Otay Ranch remains in effect as set forth herein. The only requirement that has been eliminated is the conveyance of certain Preserve lands in a particular, prioritized order. The RMP and this Section II.B of the Phase 2 RMP now provide for satisfaction of the conveyance obligation by the conveyance of any Preserve land.]

~~The Otay Ranch General Development Plan/Subregional Plan and the Phase 1 Resource Management Plan contain the following policy language:~~

~~Policy: Develop and obtain City and County approval (in coordination with the owner/manager) of a plan for the orderly conveyance of dedicated parcels of land to the Preserve. (GDP/SRP Page 376; RMP Policy 9.6-9.8).~~

~~The Phase 1 RMP outlines the standards and criteria that will guide design of the conveyance schedule, as follows:~~

- ~~• First priority shall be given to conveyance of highest quality resources (such resources may include vernal pools on Otay Mesa, Diegan coastal sage scrub habitat in the Salt Creek area, gnatcatcher population areas in the western San Ysidro and central Proctor Valley~~

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

B. Preserve Conveyance ~~Plan~~ Obligation

[A plan for the orderly conveyance of dedicated parcels of land to the Preserve ("Conveyance Plan") was developed and adopted by the City and County in accordance with the policies, standards and guidelines set forth in the RMP and the Phase 2 RMP. Appendix A to the RMP describes in detail the manner in which the Conveyance Plan was implemented and has succeeded in assuring the orderly dedication of the Preserve. With dedication of the majority of the Preserve lands identified in the Conveyance Plan now assured, the RMP and Section II.B "Preserve Conveyance Plan" of the Phase 2 RMP have been amended to eliminate the Conveyance Plan and allow for the orderly conveyance of the balance of the Preserve. Accordingly, certain provisions of this Section II.B. of the Phase 2 RMP dealing with the Conveyance Plan are no longer applicable and are shown herein as being deleted. However, the underlying obligation to convey Preserve land in conjunction with the development of land within Otay Ranch remains in effect as set forth herein. The only requirement that has been eliminated is the requirement ^{conveyance of} that certain Preserve lands be conveyed in a particular prioritized order. The RMP and this Section II.B of the Phase 2 RMP now provide for satisfaction of the conveyance obligation by the conveyance of any Preserve land.]

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Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

~~areas, or potential wetlands restoration areas in the Otay Valley [depending upon the status of regional park plans and wetlands restoration plans at the time Otay Valley parcels are conveyed]].~~

- ~~• First priority shall be given to conveyance of most vulnerable areas (i.e., those most subject to potential or ongoing disturbance);~~
- ~~• Conveyance shall occur in an orderly manner beginning with an identified "keystone" parcel (e.g., vernal pool areas, Salt Creek area, Otay Valley, central Proctor Valley, western San Ysidro) and proceed to the next logical block of land;~~
- ~~• Areas with restoration potential shall be conveyed early in order to begin long term research and restoration activities early in the process (e.g., Otay Valley, vernal pool areas, potential Diegan coastal sage scrub/maritime succulent scrub restoration areas north and south of the Otay Valley);~~
- ~~• Cumulative acreage conveyed shall be greater than or equal to the cumulative acreage of the proposed SPA/Specific Plan development;~~
- ~~• General guidelines regarding in-kind mitigation and no net loss of wetlands shall be considered in the development of the conveyance schedule, particularly in the context of applicable State and Federal regulations (it is understood that in-kind mitigation may not always be the preferable approach to achieve the goal of establishing a functioning manageable Preserve);~~
- ~~• Applicable State and Federal regulations regarding protection of sensitive habitat and species shall be followed in the development of the conveyance schedule;~~
- ~~• The Preserve Owner(s)/Manager(s) shall participate in preparation of the conveyance schedule.~~

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

1. Conveyance Obligation

~~The purpose of the Conveyance Plan is to identify policies for the orderly conveyance of Otay Ranch land to the Preserve Owner/Manager. The Conveyance Plan is a dynamic planning tool that may be modified to reflect changing circumstances. Since the Conveyance Plan and the Financing Plan are interdependent, any modification of the Conveyance Plan shall include an analysis of the effect of the change on the Financing Plan for the Resource Preserve.~~

~~Description of the conveyance obligation within Otay Ranch Creation of the plan~~ requires the resolution of three issues:

- How much land must each village convey to ensure the eventual conveyance of the 11,375 acre resource preserve to the POM?
- What governmental approval triggers actual conveyance of land to the POM?
- On a village by village basis, where will land be conveyed?

2. Conveyance By Village

On the surface, the question of how much land each village must convey is deceptively simple. The obvious answer is that each village should convey its proportionate share of the resource preserve. The GDP permits 11,524 acres of land to be developed and requires 11,375 acres of land to be conveyed for the resource preserve. Thus, it appears reasonable to conclude that for each acre of development, roughly one acre of preserve land should be conveyed.

However, this conclusion assumes that all land development in each village should have an equal obligation to convey land. This is not the case because some villages contain lands for facilities which will serve more than the residents of that village. Such facilities include local parks, schools, arterials, SR-125 and lands designated as a public use area (Otay Valley Water Reuse Site). This analysis refers to the lands as "common uses".

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

a. Fee-In-Lieu

The City of Chula Vista and County of San Diego shall establish, in consultation with the Preserve Owner/Manager, a program to collect fees in lieu of actual conveyance of land to the Preserve Owner/Manager. The fee-in-lieu program shall be designed to generate fee revenues sufficient to acquire identified preserve land in an amount equal to the acreage obligation of the project paying the fees. Fees shall be payable upon recordation of final maps. While fees may be held in trust by the jurisdiction imposing and collecting the fees, they shall ultimately be conveyed to the POM. The POM shall use the fees for preserve property acquisition. Fee revenues may not be utilized for any purpose other than preserve property acquisitions and the administration of said property acquisitions.

4. Conveyance Location

[A plan for the orderly conveyance of dedicated parcels of land to the Preserve ("Conveyance Plan") was developed and adopted by the City and County in accordance with the policies, standards and guidelines set forth in the RMP and the Phase 2 RMP. Appendix A to the RMP describes in detail the manner in which the Conveyance Plan was implemented and succeeded in assuring the orderly dedication of the Preserve. With dedication of the majority of the Preserve lands identified in the Conveyance Plan now assured, the RMP and Section II.B "Preserve Conveyance Plan" of the Phase 2 RMP have been amended to eliminate the Conveyance Plan and allow for the orderly conveyance of the balance of the Preserve. Accordingly, this Section II.B.4 of the Phase 2 RMP is amended to provide that the conveyance obligation may be satisfied by the conveyance of any Otay Ranch Preserve land. Existing Section II.B.4 is no longer applicable and is shown herein as being deleted.]

The RMP and Phase 2 RMP Preserve conveyance obligation shall be satisfied by conveying any Preserve land in accordance with the procedures set forth in this Section II.B or, in the alternative, by satisfaction of any fee in lieu program that may be established pursuant to Section II.B.3.a.

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

~~The RMP provides the following guidance regarding the location of conveyed land:~~

- ~~• Priority is given to high quality resources.~~
- ~~• Priority is given to most vulnerable areas.~~
- ~~• Conveyance should begin with "keystone" parcels (vernal pool areas, Salt Creek, Otay Valley, Central Proctor Valley, Western San Ysidro).~~
- ~~• Potential restoration areas should be conveyed early.~~

~~A key additional consideration is the practical constraints imposed by areas of ownership. Otay Ranch is currently owned by several parties.~~

~~Exhibits 14A & 14B comprise the Conveyance Plan based upon current ownership of developable and preserve acreages. Other potential alternatives may be developed which can achieve the GDP/SRP goals, policies and objectives, and respect ownership patterns. This Conveyance Plan shall be utilized to identify the lands to be conveyed for the initial Otay Ranch SPA. No other SPA Plan may be approved until the conveyance sequence and location is reviewed and potentially modified by the County of San Diego and the City of Chula Vista to reflect consideration that conveyed land be biologically viable, contiguous and economically feasible for management purposes. In making the decision, the impact of the conveyance on the Resource Preserve Financing Plan shall be considered. In addition, the properties conveyed shall follow the criteria of the GDP/SRP.~~

a. *Permitted Uses*

Uses permitted within conveyed land must comply with the provisions of the Otay Ranch General Development Plan. Seven broad categories of uses are permitted:

- Open space, including preservation, recreation and education, study and research, and management of environmental resources;

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

- passive recreation;
- infrastructure consistent with approved GDP/SRP plans
- interim agricultural uses consistent with the Range Management Plan;
- active recreation (up to 400 acres consistent with the Otay River Valley Regional Park Plan);
- a university within the areas designated within the Otay Ranch General Development Plan Land Use Map, but excluding structures within the Salt Creek Canyon; and
- an Interpretive Center.

The GDP/SRP allows certain uses in the Resource Preserve. The POM will allow any and all of these uses within conveyed lands subject to the criteria and conditions of the GDP/SRP. This Phase 2 RMP designated the City and the County to act as the POM for a 30 year duration, to be reviewed every five years. During this period, the POM will sell, lease or gift areas of conveyed land to a third party for the purposes of pursuing any of these permitted uses, upon direction by the City and County. The City and County may consider designating such a third party as the POM for such conveyed areas and for such uses.

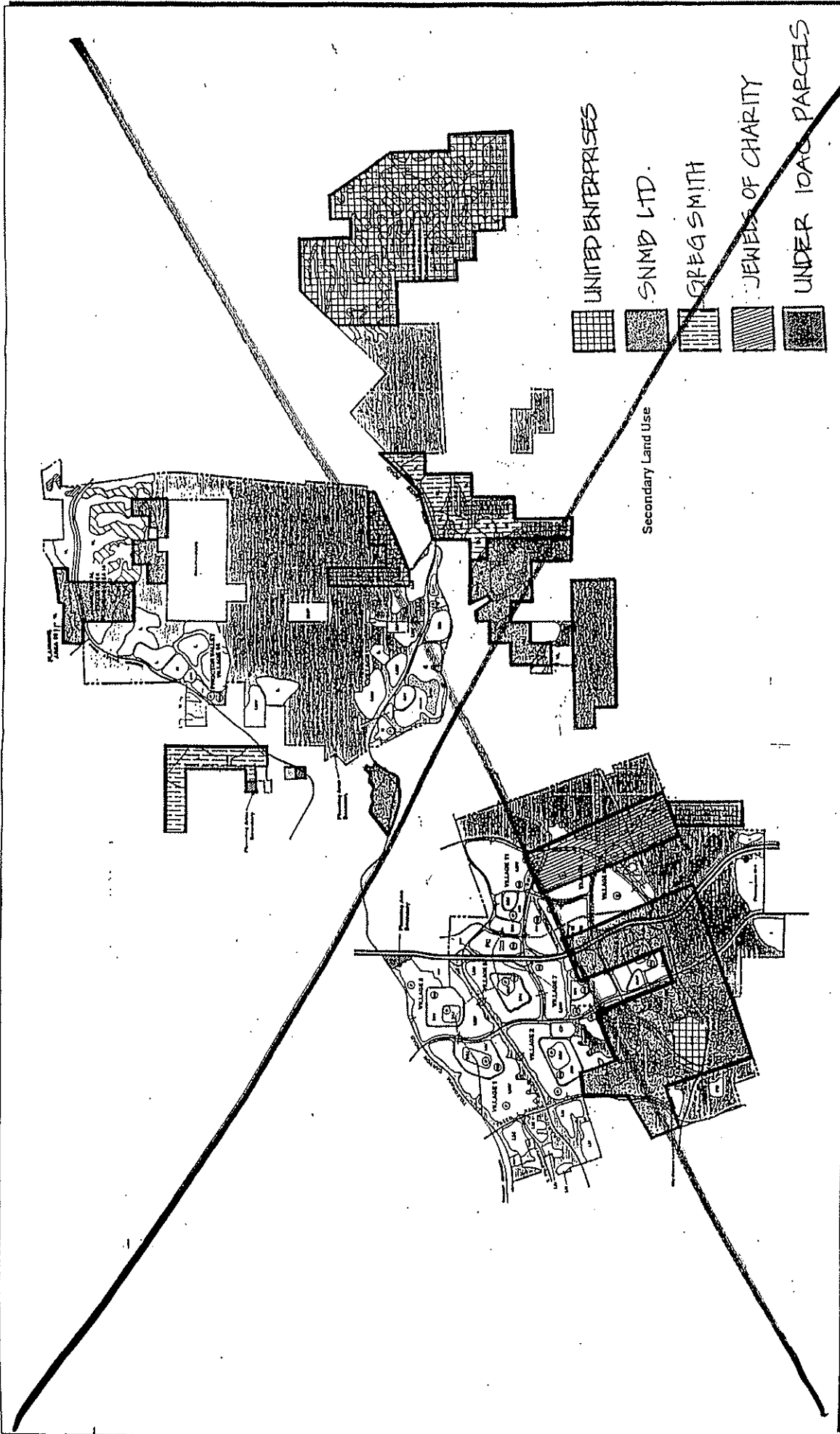
Otay Ranch Phase 2 Resource Management Plan

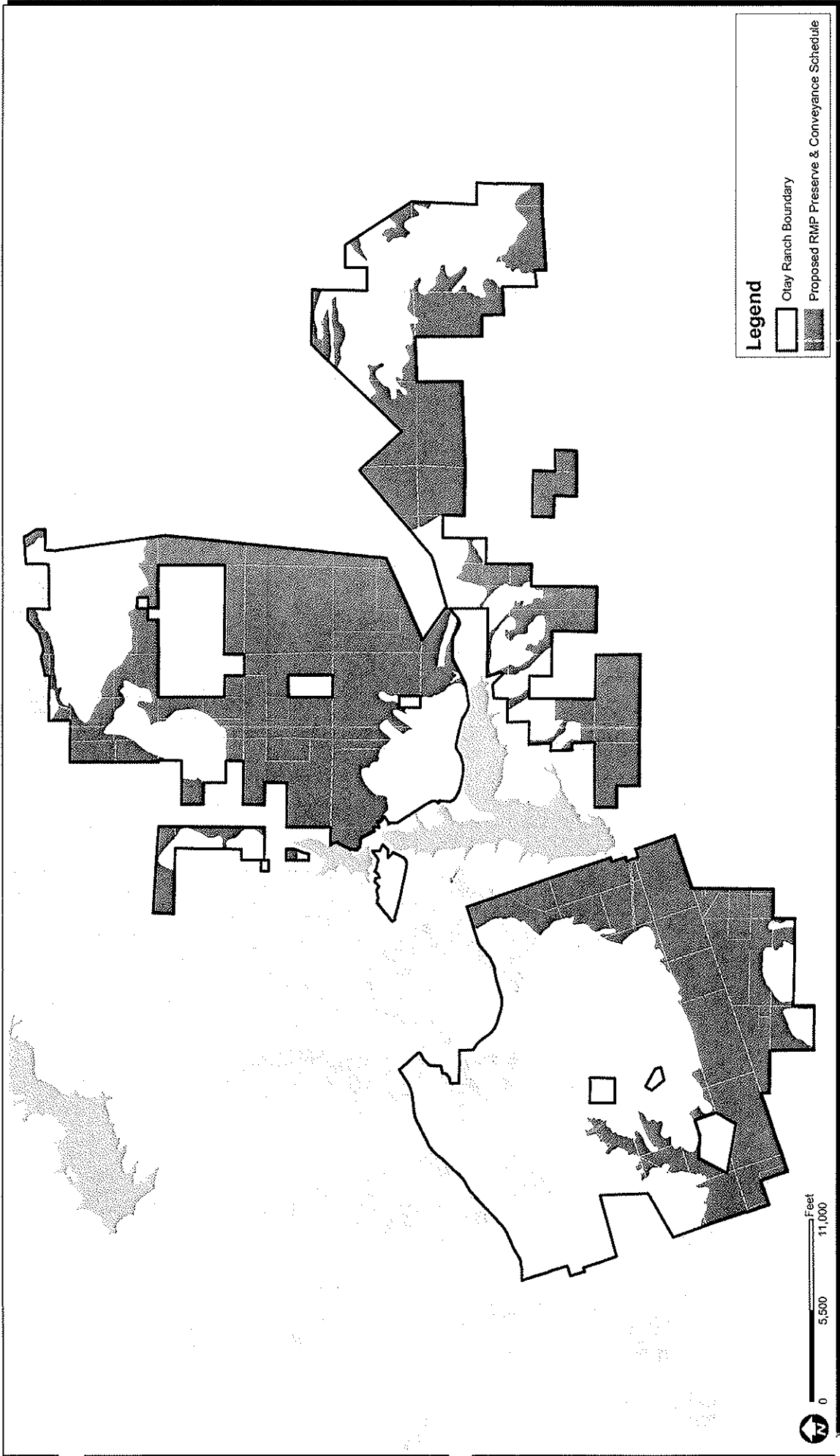
PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

Exhibit 13.


~~Ownership Map~~


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Legend

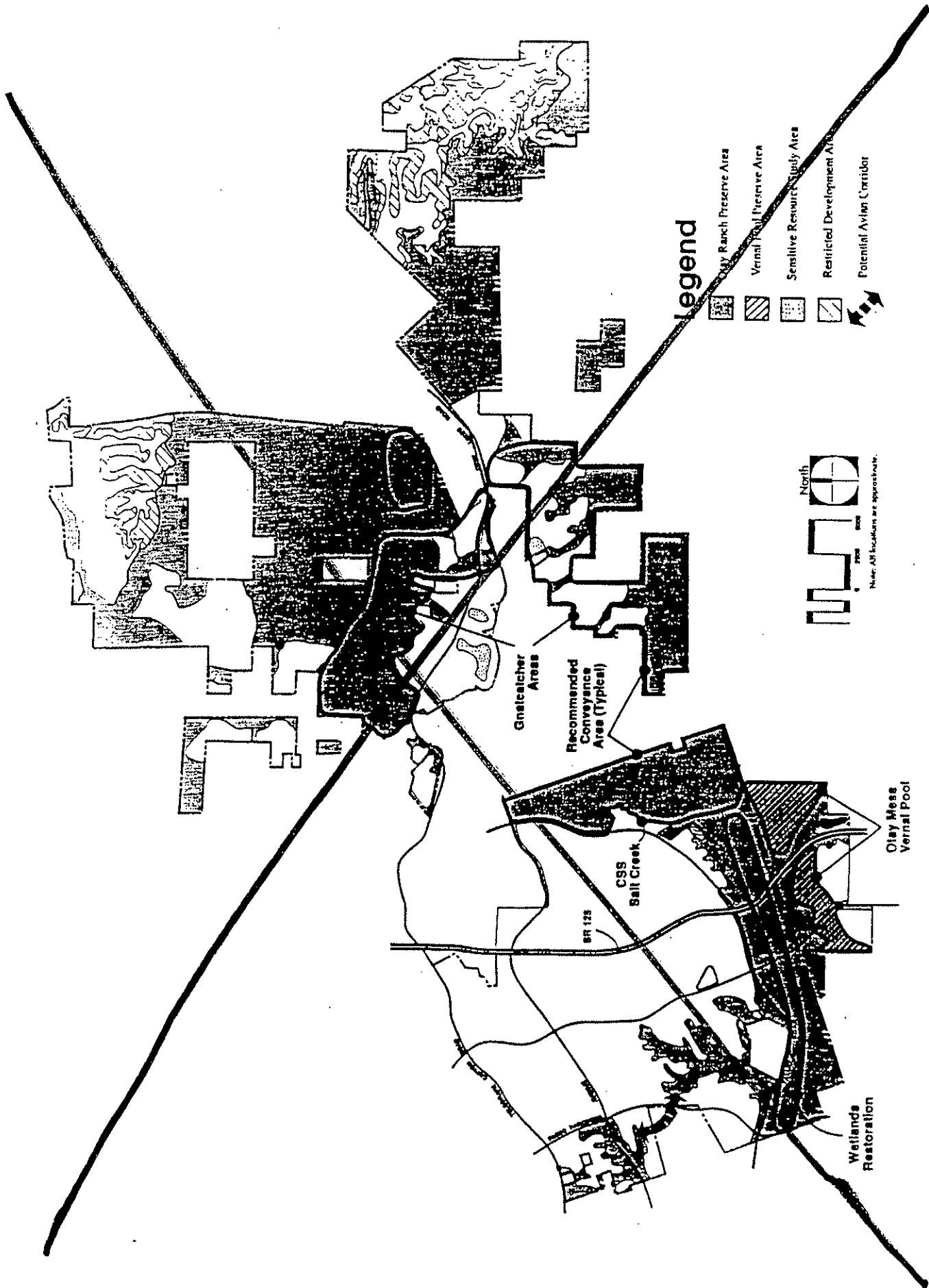
 Olney Ranch Boundary

 Proposed RMP Preserve & Conveyance Schedule



DATE: August 18, 2006

Proposed RMP Preserve & Conveyance Schedule



SPA One Permitted Conveyance Areas

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

5. Restoration Analysis

[The Otay Ranch General Development Plan ("GDP") and the accompanying Resource Management Plan ("RMP") were adopted in 1993. Subsequent to their adoption – but prior to adoption of the Multiple Species Conservation Plan ("MSCP") – an agreement was reached between the US Fish and Wildlife Service, the California State Fish and Game Department, the County of San Diego, the City of Chula Vista, and the owner of the Otay Ranch (then the Baldwin Company) with regard to certain environmental and planning issues. These agreements were memorialized in a letter dated November 10, 1995, which was incorporated into the County's MSCP subarea plan. One of the understandings reached in this regard was the elimination of the requirements for any revegetation of coastal sage scrub. Consistent with this understanding, the County's MSCP subarea plan and the City of Chula Vista's MSCP subarea plan were approved without any coastal sage scrub restoration requirements pertaining to the Otay Ranch. The language of the following provisions is being revised to show that the requirements for maritime succulent scrub restoration remain in effect; however, the requirement for any coastal sage restoration is hereby eliminated so as to make the RMP consistent with all other relevant documents.]

~~The Otay Ranch RMP and Findings of Fact require the restoration of 1,300 acres of coastal sage scrub (CSS) throughout the build-out of the Otay Ranch project. The Coastal Sage Restoration Master Plan (Appendix F8) identifies the candidate areas that are available for restoration.~~

Coastal Sage Maritime Succulent Scrub

~~The purpose of this analysis is to identify the obligation to restore coastal sage scrub and maritime succulent scrub (MSS) on a village-by-village basis. .~~

~~As depicted in Exhibit 15 below, development of the Otay Ranch villages and planning areas would impact approximately 2,736 acres of coastal sage scrub. Another 529 acres of degraded coastal sage scrub (dCSS) would also be impacted. Thus, the total area of~~

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

~~coastal sage scrub (of some variety or correlation) impacted through the development of Otay Ranch is approximately 3,322 acres.~~

~~This calculation assumes that all the area within a village shown within a GDP "development bubble" will be impacted. However, some of these areas may be preserved due to environmental or land use decisions made at the SPA and Tentative Map level of planning.~~

~~As discussed in the Conveyance Plan, the obligation to restore coastal sage scrub should relate to impacts to coastal sage scrub on a village-by-village basis. That is, for every acre of coastal sage scrub disturbed or destroyed within a village, the village applicant should be required to restore a compensating amount of coastal sage scrub elsewhere within Otay Ranch to ensure 1,300 acres of coastal sage scrub will be restored at buildout. [The 1,300-acre figure reflects the requirement that 85% of Otay Ranch coastal sage scrub will be protected, 70% through preservation and 15% (1,300 acres) through restoration. If the preservation amount is greater, the restoration requirement will decrease.]~~

~~Under this approach, for every one acre of coastal sage habitat destroyed on a village-by-village basis, the applicant would be required to restore 0.4 acres of coastal sage scrub elsewhere in Otay Ranch. Exhibit 15 below depicts the resulting restoration obligation for this alternative.~~

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

Exhibit 15 **CSS Restoration Allocation By Village**

Village No.	CSS (Acres)	dCSS (Acres)	MSS (Acres)	TOTAL (Acres)	Restoration (Acres)
1	57	-	11	68	27.2
2	29	-	2	31	12.4
3	5	-	1	6	2.4
4	71	-	10	81	32.4
5	-	-	-	-	-
6	-	-	-	-	-
7	-	-	-	-	-
8	22	-	-	22	8.8
9	4	-	2	6	2.4
10	3	-	11	14	5.6
11	-	-	-	-	-
12	-	-	-	-	-
13	329	51	-	380	152
14	188	147	-	335	134
15	463	49	-	512	204.8
16	379	246	-	625	250
17	538	36	-	574	229.6
18a	10	-	-	10	4
18b	6	-	-	6	2.4
19	16	-	-	16	6.4
Circulation Element Roads	616	-	20	636	254.4
TOTALS	2,736	529	57	3,322	1,328.80

b. Maritime Succulent Scrub (MSS)

Otay Ranch contains approximately 285 acres of Maritime Succulent Scrub (MSS). The Otay Ranch GDP contemplates that approximately 56 acres of MSS would be disturbed through the development of Otay Ranch. Identical to the rationale discussed above in relationship to CSS, the obligation to restore MSS arises when the MSS habitat is disturbed or destroyed. The Otay Ranch RMP and Findings of Fact require that 56 acres of MSS be restored through the build-out of Otay Ranch. In order to ensure that 56

Otay Ranch Phase 2 Resource Management Plan

PRESERVE MANAGEMENT, CONVEYANCE, FUNDING

acres of MSS are restored, each village would have to restore 1 acre of MSS for every 1 acre of MSS taken within the village. Application of this ratio results in a village-by-village restoration obligation as depicted in the following Exhibit 16.

Exhibit 16
Maritime Succulent Scrub Allocation By Village

Village/Planning Area	Habitat Type	Area Impacted (Estimate)	Restoration Requirement (Acres)
Village 1	MSS	11	11
Village 2	MSS	2	2
Village 3	MSS	1	1
Village 4	MSS	10	10
Village 9	MSS	2	2
Village 10	MSS	11	11
Circulation Element Roads	MSS	20	20

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

[The Otay Ranch General Development Plan ("GDP") and the accompanying Resource Management Plan ("RMP") were adopted in 1993. Subsequent to their adoption -- but prior to adoption of the Multiple Species Conservation Plan ("MSCP") -- an agreement was reached between the US Fish and Wildlife Service, the California State Fish and Game Department, the County of San Diego, the City of Chula Vista, and the owner of the Otay Ranch (then the Baldwin Company) with regard to certain environmental and planning issues. These agreements were memorialized in a letter dated November 10, 1995, which was incorporated into the County's MSCP subarea plan. One of the understandings reached in this regard was the elimination of the requirements for any revegetation of coastal sage scrub. Consistent with this understanding, the County's MSCP subarea plan and the City of Chula Vista's MSCP subarea plan were approved without any coastal sage scrub restoration requirements pertaining to the Otay Ranch. The language of the following provisions is being revised to show that the requirements for maritime succulent scrub restoration remain in effect; however, the requirement for any coastal sage scrub restoration is hereby eliminated so as to make the RMP consistent with all other relevant documents.]

3. ~~Coastal Sage Scrub Master Plan (Appendix F8) Otay Ranch Coastal Sage Scrub and Maritime Succulent Scrub Habitat Replacement Master Plan~~

The Otay Ranch General Development Plan/Subregional Plan and the Phase 1 Resource Management Plan contain the following policy language:

Policy: Develop a restoration program for ~~coastal sage scrub (and maritime succulent scrub)~~ habitat. ~~Coastal sage~~Maritime succulent scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to ~~coastal sage~~maritime succulent

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels. (GDP/SRP Page 368)

The Phase 1 RMP expressly requires the preparation of several resource-specific management plans, including the Vernal Pool Management Plan and the Range Management Plan. However, the Phase 1 RMP does not expressly require the creation of a Coastal SageMaritime Succulent Scrub Master Plan concurrent with the approval of the initial Otay Ranch SPA.

However, upon analysis, it is apparent that ~~CSS and MSS~~ restoration activities should be guided by an overall Coastal SageMaritime Succulent Scrub Master Plan. ~~Such a master plan ensures that there are opportunities throughout Otay Ranch to restore 1,300 acres of coastal sage scrub, as identified in the GDP/SRP. Furthermore, a~~An overall plan can prioritize and categorize restoration efforts. Finally, the master plan can ensure that future entitlements comply with the GDP/SRP preservation restoration standards. Accordingly, the Coastal SageMaritime Succulent Scrub Master Plan was prepared as part of the Phase 2 RMP. This report is incorporated into the Phase 2 RMP as Appendix F8.

The initial effort of the Master Plan was to categorize the various types of habitat replacement opportunities within Otay Ranch. Based on field work, the report concludes that there are four types of opportunities. The opportunities are identified below with a summary of the nature of replacement effort necessary for each opportunity.

- Natural Regeneration With Management. Revegetation is appropriate when habitat contains native vegetation with minor weed components. Necessary management in these areas would include control of grading, treatment of previous burns and control of moderate weed infestation.
- Habitat Enhancement. Enhancement is necessary in those areas which contain significant coverage of native vegetation interspersed with an equally

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

significant non-native biomass. Irrigation is not anticipated in these areas since it is believed that habitat will establish itself with natural rainfalls. Management practices could include prevention of further disturbance, removal and control of exotic species and augmentation of shrub cover by seeding and container planting.

- Habitat Revegetation: Restoration is necessary in those areas which have no native vegetation and a lower probability for full habitat recovery. In these areas, there is a high content of non-native and noxious weed species coverage. Generally, this classification occurs in areas with no road access to allow transport of soils or plant material. Irrigation is not proposed for these areas.
- Habitat Restoration. Restoration is proposed for those areas which have no existing native vegetation onsite, are highly disturbed and contain non-native and noxious weed species. Within these areas, access is available for fully mechanized construction techniques. Site preparation on these sites may include soil testing, soil mending, weed abatement, discing and installation of temporary irrigation systems.

~~As depicted in the chart below, opportunities for replacement technique total 2,010.4 acres. It is anticipated that the Otay Valley Regional Park will likely locate part or all of its allotment of 400 acres of active recreation in this area. Additionally, all or part of the 188 acres of native grassland restoration could take place within the 2,010.4 acres. Exhibit 23 summarizes the habitat replacement opportunities within Otay Ranch by major parcels.~~

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

Exhibit 23

Habitat Replacement Opportunities for Otay Ranch

Parcel	Opportunity	Aeres
Otay Valley	Natural Regeneration with Management	16.3
	Habitat Enhancement	256.4
	Habitat Revegetation	824.6
	Habitat Restoration	502.1
Total for Parcel		1599.4
Proctor Valley	Natural Revegetation with Management	95.9
	Habitat Enhancement	12.1
	Habitat Revegetation	2.6
	Habitat Restoration	4.1
Total for Parcel		114.8
San Ysidro Mountains	Natural Regeneration with Management	80.9
	Habitat Enhancement	112.4
	Habitat Revegetation	100.0
	Habitat Restoration	2.8
Total for Parcel		296.2
TOTAL FOR ALL PARCELS		2,010.4

[THIS EXHIBIT INTENTIONALLY DELETED]

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

4. ~~Coastal—Sage~~Maritime Succulent Scrub Pilot Restoration Program

The Otay Ranch General Development Plan/Subregional Plan and the Phase 1 Resource Management Plan contain the following policy language:

Policy: Develop a restoration program for coastal sage scrub (and maritime succulent scrub) habitat. Coastal sage scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to coastal sage scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels. (GDP/SRP Page 368; RMP Policy 3.4)

The Phase 1 RMP requires that ~~coastal-sage~~maritime succulent restoration activities shall commence prior to or concurrent with approval of the initial Otay Ranch SPA. This task has been performed through the preparation of the Coastal Sage Scrub Restoration Program which included investigation of candidate sites for initial restoration activities. However, the adopted final Otay Ranch Findings of Fact provide that restoration success must be demonstrated prior to or concurrent with development resulting in significant impacts to inhabited ~~coastal-sage~~maritime succulent scrub.

Based on current data, it is anticipated that the development of the SPA One Planning Area will not directly result in a significant impact to occupied ~~coastal-sage~~maritime succulent scrub habitat. ~~However, it is apparent that the extension of East Palomar Street, East Orange Avenue or the transit system from their current terminus eastward to connect with Village One will result in an impact to occupied coastal sage scrub. Accordingly, it is necessary to demonstrate restoration success prior to or concurrent with the issuance of a grading permit allowing for such an impact.~~

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

4. Coastal Sage Scrub Pilot Restoration Program

The Otay Ranch General Development Plan/Subregional Plan and the Phase 1 Resource Management Plan contain the following policy language:

Policy: Develop a restoration program for coastal sage scrub (and maritime succulent scrub) habitat. Coastal sage scrub restoration activities shall commence prior to or concurrent with approval of the first SPA within Otay Ranch and shall have achieved success, based on performance standards included in the RMP prior to or concurrent with approval for any development resulting in significant impacts to coastal sage scrub habitat occupied by California gnatcatchers on the Proctor Valley or San Ysidro Mountains parcels. (GDP/SRP Page 368; RMP Policy 3.4)

The Phase 1 RMP requires that ~~coastal sage~~maritime succulent restoration activities shall commence prior to or concurrent with approval of the initial Otay Ranch SPA. This task has been performed through the preparation of the Coastal Sage Scrub Restoration Program which included investigation of candidate sites for initial restoration activities. However, the adopted final Otay Ranch Findings of Fact provide that restoration success must be demonstrated prior to or concurrent with development resulting in significant impacts to inhabited ~~coastal sage~~maritime succulent scrub.

Based on current data, it is anticipated that the development of the SPA One Planning Area will not directly result in a significant impact to occupied ~~coastal sage~~maritime succulent scrub habitat. ~~However, it is apparent that the extension of East Palomar Street, East Orange Avenue or the transit system from their current terminus eastward to connect with Village One will result in an impact to occupied coastal sage scrub. Accordingly, it is necessary to demonstrate restoration success prior to or concurrent with the issuance of a grading permit allowing for such an impact.~~

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

Below is a discussion of preservation and preserve design considerations for each habitat type.

a. *Coastal Sage Scrub/Maritime Succulent Scrub*

Policy 2.2 of the RMP states:

Preserve coastal sage scrub habitat (including Diegan coastal sage scrub, disturbed coastal sage scrub, maritime succulent scrub, coastal sage scrub/non-native grassland, and coastal sage scrub/chaparral). Habitat values can be measured in terms of number of acres, biodiversity, habitat maturity, and presence of sensitive species.

The RMP standards for the preservation of coastal sage scrub (CSS) are as follows:

- Preservation and restoration activities shall be consistent with the guidelines of any applicable regional open space/resource protection program and shall result in equal or greater overall habitat values than occur under existing conditions.
- A minimum of ~~85~~70% of the total acreage of CSS habitat onsite shall be preserved ~~or restored~~.
- ~~The 85% standard may be achieved through a combination of preservation (a minimum of 70% of existing habitat) with the remainder through restoration of disturbed and/or non-native habitats.~~

The RMP guidelines specify that the following blocks of high quality CSS habitat shall be included in the preserve.

- Salt Creek Canyon
- Wolf Canyon
- Poggi Canyon
- Southwestern Jamul Mountains

Otay Ranch Phase 2 Resource Management Plan

RANCH-WIDE STUDIES, PLANS AND PROGRAMS

- Slopes south and north of the Otay River Valley

~~To achieve the 85% preservation standard for CSS, 70%~~ (approximately 7,787 acres) of the existing Diegan CSS on-site (approximately 11,125 acres) shall be preserved. ~~An additional 15% (1,244 acres) of CSS will be restored on-site (see discussion above regarding CSS/MSS restoration activities).~~ For maritime succulent scrub (MSS), 80% (approximately 228 acres) of the existing habitat shall be preserved. An additional 20% (56 acres) of MSS will be restored.

b. Wetlands/Riparian Habitats

Policy 2.10 of the RMP addresses preservation and enhancement of wetlands. The standards for preservation of wetlands, including floodplain scrub, southern willow scrub, and aquatic/freshwater marsh, are as follows:

- No net loss of in-kind wetland quality or quantity in accordance with the standards of the U.S. Army Corps of Engineers (COE), implementing Section 404 of the Clean Water Act, the USFWS and CDFG implementing Section 1600 of the California Fish and Game Code.
- If feasible, opportunities and plans for mitigation banks shall be developed in conjunction with preparation of wetlands enhancement plans for the Otay River Valley and the Vernal Pool Preservation and Management Plan in conjunction with the Phase 2 RMP and the first SPA. All revenue generated by wetland mitigation banks shall be used to fund Preserve activities.

To achieve the standards for preservation and enhancement of wetlands, the RMP guidelines are as follows:

- Include at least 90% of identified wetlands within the Preserve.

Exhibit 40 Biological Performance Standards for Habitat

Habitat Under Consideration	Performance Standards Incorporated in GDP Program EIR	Presence on SPA One	Project Relationship to the Performance Standards
Diegan Coastal Sage Scrub	Preserve 70% of CSS.	21.0 acres of CSS and 2.3 acres of disturbed CSS are present on SPA One (Dudek, 1995a).	Achievement of the GDP Program EIR performance standard for CSS is realized through the preservation of CSS within the Otay Ranch preserve, the preservation of CSS within the designated LDA's in Villages 16 and 17, and the restoration of 1,300 acres of CSS ranchwide. No portions of SPA One include areas designated for the Otay Ranch preserve. Portions of the project currently planned west of Paseo Ranchero (East Orange Avenue, East Palomar Street, and the Light Rail Transit) would not conflict with the preserve boundaries established with the GDP. According to the Phase 2 RMP, 1,039 acres would be conveyed with the development of SPA One, and 14.3 acres of CSS restoration would occur. The project would not conflict with the GDP and the designated preserve and the performance standard is met.
Maritime Succulent Scrub	Preserve 80% of MSS.	7.3 acres of MSS and 6.9 acres of disturbed MSS are present on SPA One (Dudek, 1995a).	Achievement of the GDP Program EIR performance standard for MSS is realized through the preservation of MSS within the Otay Ranch preserve and the restoration of 57 acres of MSS ranchwide. No portions of SPA One include areas designated for the Otay Ranch preserve. Portions of the project currently planned west of Paseo Ranchero (East Orange Avenue, East Palomar Street, and the Light Rail Transit) would not conflict with the preserve boundaries established with the GDP. According to the Phase 2 RMP, 1,039 acres would be conveyed with the development of SPA One and 9.8 acres of MSS restoration would occur. The project would not conflict with the GDP and the designated preserve and the performance standard is met.
Floodplain Scrub, Southern Willow Scrub, and Aquatic/Freshwater Marsh	Preserve 95% of floodplain scrub, southern willow scrub, and aquatic/freshwater marsh habitats.	15.2 acres of freshwater marsh and 0.3 acre of open water are present on SPA One (Dudek, 1995a).	SPA One preserves 95% of wetland habitats.
Non-native Grassland	No performance standard was set.	185.5 acres of non-native grassland are present on SPA One (Dudek, 1995a). Most of the vegetation mapped as non-native grassland is periodically disced and thus is more similar to agriculture habitat.	No action required.
Valley Needlegrass Grassland/Perennial Grassland	Preserve 25% of the valley needlegrass grassland.	No valley needlegrass grassland is present on SPA One.	No valley needlegrass grassland is present within the project boundaries.